

CENTERVILLE PLANNING COMMISSION
Regular Meeting Minutes
Kingseed Law Library, 100 W. Spring Valley Road
Tuesday, June 28, 2022

At 7:02 p.m., Chairperson Paul Clark called the meeting to order.

ATTENDANCE

Members Present: Chair Paul Clark, Vice-Chair Kevin Von Handorf, Jim Durham, Bill Etson, Amy Korenyi-Both, Bob Muzechuk, and Don Stewart.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, Assistant City Planner Joey O'Brien, Planning Intern Josie Stiver, and Assistant Clerk of Council Donna Fiori.

APPROVAL OF MINUTES

Minutes of the Planning Commission regular meeting on May 24, 2022, had been distributed prior to this meeting.

MOTION: Mr. Stewart made a motion to approve the May 24, 2022, Planning Commission regular meeting minutes as distributed; seconded by Ms. Korenyi-Both. The motion passed 5-0-2 with Mr. Etson and Mr. Muzechuk abstaining.

OLD BUSINESS

P-2020-0013 – Variance (Request for 12-month extension)
P-2020-0014 – Major Site Plan (Request for 12-month extension)
McBride Dale Clarion on behalf of Speedway
901 South Main Street

Mr. Yandrick provided a summary of the requests for an additional twelve (12) month extension of approvals for a Major Site Plan and Variance that were approved by Planning Commission on June 30, 2020, and a twelve (12) month extension granted by Planning Commission on April 27, 2021. He explained the applicant states the COVID pandemic is delaying their construction schedules as well as the 7-Eleven acquisition of Speedway. The applicant requires additional time to complete the project.

Mr. Clark invited the applicant to speak.

Robert Sweet, McBride Dale Clarion, representing Speedway presented himself to the commission. Mr. Sweet restated the need for a twelve (12) month extension explaining it is anticipated to be on the 2023 budget and list of priorities for Speedway.

Mr. Muzechuk inquired what the confidence level of the project moving forward. Mr. Sweet stated 70-80% based on his superior's feedback.

Mr. Von Handorf discussed adding a condition to wrap canopy poles in brick to be consistent with other cases. Mr. Sweet was amenable.

Mr. Yandrick inquired if adding a condition with the extension was permissible. Mr. Liberman stated adding another condition would be permitted.

June 28, 2022

Planning Commission Minutes

Page 2 of 2

Mr. Durham expressed his disapproval of the proposal reminding the group of his stance when the cases were first presented in 2020.

MOTION: Ms. Korenyi-Both made a motion to approve a twelve (12) month extension for P-2020-0013 variances; seconded by Mr. Muzechuk. The motion passed 5-2.

MOTION: Mr. Von Handorf made a motion to approve a twelve (12) month extension for major site plan P-2020-0014 subject to the original nine conditions and adding the following condition:

- The applicant shall modify the canopy poles to be wrapped by brick up to the underside of the canopy.

Seconded by Mr. Muzechuk. The motion passed 5-2.

COMMUNICATIONS

Mr. Yandrick shared the following communications:

- Introduced Planning intern Josie Stiver.
- Cornerstone Apartments getting complete.
- Last home in Savannah Place almost complete.
- Happy 4th of July. Americana back bigger and better!

Mr. Durham and Mr. Stewart notified Commission they would be out of town for the July 26 meeting and requested to be excused.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 8:25 p.m.

Submitted By: Donna Fioni

Paul Clark
Approved – Chairperson

7/27/2022
Date